

# THE REAL ESTATE MARKET.

## PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

George F. Johnson & Sons Dispose of More Than 100 Bronx Lots to Builders of Five Story Flats—C. T. Barney Sells Some 170 Washington Heights Lots.

Trading in vacant land was unusually active again yesterday. More than thirty transactions were reported, involving upward of 400 lots. These transactions included the largest deal which has so far this year taken place in Washington Heights property. It affected the Donnelly tract of 170 lots, belonging to Charles T. Barney, the sale of which to Max Marx and Henry Morgenthau is pending. The rest of the vacant lot dealing affected principally The Bronx and the Dyckman tract, although it was quite generally distributed throughout upper Manhattan.

### Private Sales.

**SOUTHERN BOULEVARD.**—L. J. Phillips & Co. have sold for George F. Johnson & Sons to Abraham L. Elkus a tract of eighty lots, adjoining to Charles T. Barney, the property has frontage on Southern Boulevard, Intervale avenue and Tiffany, Beck, Fox and Douglas streets.

**LONGWOOD AVENUE.**—L. J. Phillips & Co. have sold for George F. Johnson & Sons to George F. Johnson & Sons a lot at the northeast corner of Longwood avenue and Hewitt place, and also a plot of nine lots on the north side of Longwood avenue, extending from Hewitt place to Lawrence street. The buyer will build five story flats.

**LONGWOOD AVENUE.**—George F. Johnson & Sons have sold the block fronting on the north side of Longwood avenue, between Kelly and Dawson streets, to Thomas J. McGuire, who will build five story flats.

**14TH STREET.**—L. J. Phillips & Co. have sold for a client to Joseph Rosenthal six lots on the north side of 14th street, between the foot of the Grinnell block bought recently by Samuel Green.

**PROSPECT AVENUE.**—The Interborough Building Company has sold the block fronting on the east side of Prospect avenue, between 163d and 164th streets. The plot has a depth of 200 feet.

**EIGHTY-FIFTH STREET.**—Weisberger & Kaufman have sold for Chappell & Weiss a garden to Mrs. Isabella Hirschberg, No. 323 East Eighty-fifth street, a five story tenement on lot 25,100.

**MANHATTAN AVENUE.**—Louis Pello has sold for the Belmont Realty Company No. 381 Manhattan avenue, a three story dwelling, 18,500.

**PARK AVENUE.**—Harry Goodstein has sold to the Garden Realty Company (David Levy president), the five story tenement with two stores at No. 1704 Park avenue, adjoining the five story tenement on a lot 25,300. Millard Veit was the broker.

**11TH STREET.**—Louis Levy has sold to Jackson & Stern, No. 240 East 11th street, old building, on lot 50,100.

**12TH STREET.**—Louis Levy has sold to Oak & Belmont a lot 51 and its East 12th street, old building, on lot 55,100.

**LENOX AVENUE.**—Emanuel Stern has sold the two five story tenements on a lot 50,100, also the two five story tenement on No. 378 West 140th street, and No. 708 East 18th street.

**BROADWAY.**—The Hamerly estate is reported to have sold a plot fronting 350 feet and 100 feet deep on Broadway, between 100th and 101st streets, if projected, and extending northward.

**VERMONT AVENUE.**—Timothy Donovan, Nellie P. Gulshan and Thomas Dowd have sold the plot, 100,100, at the northeast corner of Vermont avenue and Hawthorne street.

**17TH STREET.**—William P. Mangum has sold for L. J. Foreman Fechtman No. 1707 East 17th street, a two story frame house and stable, on lot 45,000.

**21ST STREET.**—J. Levine has bought No. 224 West Fifty-second street, a five story flat, on lot 25,100.

**14TH STREET.**—James A. Horne has bought No. 140 West 14th street, a five story tenement, on lot 50,100.

**AMSTERDAM AVENUE.**—Herman Fischer has sold to J. T. H. B. the plot, 50,100, at the southeast corner of Amsterdam avenue and 121st street, a plot 100,110,00. The buyers will erect two five story apartment houses.

**11TH STREET.**—James A. Horne has bought from Morris Berger the plot, 50,100, at the south side of 11th street, 100 feet west of St. Nicholas avenue.

**10TH STREET.**—Nathan Sarasky has sold to Reuben Rikman No. 412 and 413 East 10th street, two five-story flats, on lot 37,100.

**10TH STREET.**—Rothschild, Westheimer & Kramer have sold No. 160 East 10th street, a five-story flat, on lot 25,100.

**14TH STREET.**—Iman & Horowitz have bought the plot, 15,000, at the north side of 14th street, 275 feet east of Eighth avenue.

**24TH STREET.**—David Stewart has sold for George V. Fluri the plot, 50,100, on the north side of 24th street, 350 feet east of Amsterdam avenue.

**PARK TERRACE.**—David Stewart has sold for J. T. H. B. the plot, 50,100, at the southeast corner of 21st street and Park terrace East; and for Samuel L. Berrian three parcels, Nos. 2181, 2173 and 2175, streets, near Park terrace, East and West.

**SHERMAN AVENUE.**—Paul Holpin has sold the plot, 50,100, at the southeast corner of Sherman avenue and Hawthorne street, bought recently from Martin Keppeler.

**AMSTERDAM AVENUE.**—H. Wolf have sold, through Henry Hellman, the plot, 50,100, on the east side of Amsterdam avenue, 120 feet south of 10th street.

**SECOND AVENUE.**—Folsom No. 204 have sold for Mrs. Louise Folsom No. 204 Second avenue, a four story house, on lot 50,100.

**16TH STREET.**—Inspector Moses W. Cortright has sold to the State Realty and Mortgage Company a plot, 50,100, at the south side of 16th street, 300 feet west of Amsterdam avenue.

**18TH STREET.**—John Shields has bought the plot, 50,100, on the south side of 18th street, 100 feet east of Amsterdam avenue, where he will build a five story apartment house.

### Real Estate Transfers.

#### DO NOTION.

(The letters g stand for quit claim deed, b standing for bargain and sell deed, c for deed containing covenants and grantor only.)

Goetz, 23, w. s. 25,75; Jonas Well et al. to Morris Cohen, 23, w. s. 25,75; 100,000.

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# CITY REAL ESTATE.

## AN INVESTOR'S CATECHISM.

Q.—What is the first step in lending on city real estate?  
A.—To view the city as a living organism of which no part would be good for a perpetual loan, but of which selected districts furnish sure fields in which to lend for limited periods.  
Q.—What is the next step?  
A.—To divide all city property from the standpoint of universal utility into two classes, essential and non-essential property.  
Q.—What city property is essential?  
A.—Residence as a store, because men must have places in which to live and to work.  
Q.—What city property is non-essential?  
A.—All property which men can do without except as they need it for amusement, education, charities, etc.; also outlying vacant lands whose utility has not yet arrived.

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### (To be continued.)

## LAWYERS MORTGAGE COMPANY

Capital & Surplus, \$4,000,000

12 Court Street, 47 Liberty Street, BROOKLYN, NEW YORK.

P. Kellogg, 3 yrs. 2,800

Lot 387, map of Hunt estate, Van Nest station, Katherina Lamberger to August A. L. Amba, due April 19, 1906, 5 per cent. 200

Mechanics' Liens.

24th st. 517 W. Solomon Spar and Henry Rapp 126

16th st. 41, 1819 W. Anderson, 75,125 25

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